

**KENTUCKY BOARD OF HOME INSPECTORS**  
**MEETING MINUTES**  
**June 14, 2016**

A regular meeting of the Kentucky Board of Home Inspectors was held at the Office of Occupations and Professions in Frankfort, KY on June 14, 2016.

**MEMBERS PRESENT**

Mark G. Oerther, Chairman  
Robert P. Johnson, Vice Chairman  
James A. Chandler  
Edward "Neal" Tong  
Mitch D. Buchanan

**OCCUPATIONS AND PROFESSIONS STAFF**

Robin Vick, Administrative Section Supervisor  
Megan Woodson, Board Administrator

**OFFICE OF THE ATTORNEY GENERAL**

Brian Judy, Office of the Attorney General

**MEMBERS ABSENT**

Welford "Bud" Wenk

**GUESTS**

Steve Keeney  
Michael Green

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A meeting of the Kentucky Board of Home Inspectors, Complaint Committee, was called to order at 9:30 a.m., Tuesday, June 14, 2016 at the Office of Occupations and Professions in Frankfort, KY. A motion was made by Mr. Oerther to go into closed session for the Complaint Screening Committee per KRS 61.810 (1)(c), seconded by Mr. Chandler. A motion was made by Mr. Oerther to come out of closed session, seconded by Mr. Chandler. The committee meeting adjourned at 10:40 a.m.

**CALL TO ORDER**

Mr. Oerther called the meeting to order at 10:50 a.m.

**MINUTES**

A motion was made by Mr. Buchanan to approve the meeting minutes from May 10, 2016. Mr. Chandler seconded that motion and it carried.

**MONTHLY FINANCIAL REPORT**

The financial statement for May 2016 was reviewed by the Board.

**LICENSURE STATUS REPORT**

There are currently 411 licensed Home Inspectors.

**BOARD CHAIRMAN'S REPORT**

No Report

**BOARD COUNSEL REPORT**

Mr. Judy advised that he and Mr. Oerther attended the legislative subcommittee meeting last month on 815 KAR 6:010, 6:040, 6:080, and 6:090. He advised that the pending regulations will possibly be in effect early July.

**OCCUPATIONS AND PROFESSIONS REPORT**

Mrs. Vick advised that the expiration dates on the License Verification tool on the Board's website will now reflect the renewal grace period of 60 days. For example, a Licensee whose birthday is in June will reflect an

expiration date of August 30<sup>th</sup>. Licensees will still be required to submit a complete renewal application by the last day of their birth month.

### **OLD BUSINESS**

The Board continued the discussion of having a booth at the 2017 Kentucky State Fair.

The Board continued discussion and planning of the possibility of recording a statewide public service announcement. Mr. Johnson will send a draft of the public service announcement to Mrs. Woodson.

### **NEW BUSINESS**

Michael Green asked the Board to consider implementing an apprenticeship program where applicants can train under a licensed home inspector. The Board asked Mr. Green to bring additional information to the July board meeting for further discussion.

### **NEWSLETTER COMMITTEE REPORT**

Mr. Johnson advised the newsletter is complete and he will send to Ms. Woodson for distribution to all licensees via email.

### **EDUCATION COMMITTEE REPORT**

The Education Committee made the following recommendations:

- Kentucky Real Estate Inspector Association (KREIA) continuing education courses *approved*:

CE-1005-182	Understanding and Applying the KY Home Inspector Laws and Standards of Conduct – 3 hrs
CE-1005-183	Managing Client Expectations at the Home Inspection – 1 hr
CE-1005-184	Insulation and Interior Inspections – 2 hrs
CE-1005-185	Introduction to Pre-Drywall Inspections – 3 hrs
CE-1005-186	New Report Writing: Managing Risk and Time – 3 hrs
CE-1005-187	Air Conditioners and Heat Pumps – 3 hrs
CE-1005-188	Electrical System Inspection – 3 hrs
CE-1005-189	Stucco and Adhered Masonry Veneer – 2 hrs
CE-1005-190	Report Writing – 3 hrs
CE-1005-191	Less Common Roof Coverings - 2 hrs
CE-1005-192	Manufactured Housing & Modular Construction - 3 hrs

Mr. Chandler seconded the motion and the motion carried.

- AmericSpec Technical Academy pre-licensing course *deferred*.

Mr. Chandler seconded the motion and the motion carried.

- International Association of Certified Home Inspectors (InterNACHI) continuing education course *denied* as it is not applicable to the licensure laws or practice of Home Inspectors in the state of Kentucky:

1. Meth House Hazards and Remediation Course – 10 hrs
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Mr. Chandler seconded the motion and the motion carried.

### **APPLICATIONS COMMITTEE**

The Applications Committee recommended the following:

- Initial licensure applications to be *approved*:
  - Jeremy R. Buchanan
  - Andrew P. Campbell
  - Jonathan P. Christner
  - Douglas W. Hasse
  - Charles W. Phillips
  - Mark E. Pruitt

Mr. Tong seconded the motion and the motion carried.

- Initial Licensure applications to be *deferred*:
  - Terrell D. Ginn

Mr. Tong seconded the motion and the motion carried.

- Renewal applications to be *approved*:

Ayers, Daniel S.

Baioni, Briac C.

Beauchamp, Mark A.

Boone, William D.

Botts, Kenneth G.

Buckner, Troy L.

Cattan, Joseph R.

Clark, Anthony M.

Condon, Michael J.

Curtis, Chris D.

Durbin, Thomas H.

Gattenby, Brian N.

Grimes, Nathan R.

Langley, Christopher B.

Lewis, Jason E.

Maynard, Jordan L.

O'Leary, Michael S.

Osborne, Kenneth R.

Parrett, Denver

Phillips, Jeremy S.

Pike, Ronald J.

Rodgers, Rickie J.

Simmons, Ronald C.

Smallwood, Brian A.

Staviski, Richard L.

Tolliver, James H.

Tonini, Mary Anne

Trenton, Thomas W.

True, Ryan N.

Turner, Michael W.

Wilcox, Joseph R.

Williams, Stephen C.

Willinger, Thomas M.

Wilson, Jerry W.

Yaeger, Terry L.

Yoffe, Jacob

Mr. Tong seconded the motion and the motion carried.

### **COMPLAINTS COMMITTEE**

- The Complaints Committee recommended *dismissal* of the following:

- 2016-02
- 2016-03
- 2016-05
- 2016-06
- 2016-08

Mr. Tong seconded the motion and it carried.

- The Complaints Committee recommended *dismissal* of 2016-04.

Mr. Tong seconded the motion and it carried.

- The Complaints Committee recommended *dismissal* of 2016-07.

Mr. Tong seconded the motion and it carried.

- The Complaints Committee recommended initiating complaints against home inspectors who have yet to submit their FBI background checks within a timely manner after completing the affidavit. The complaint number shall be 2016-09 and 2016-10.

Mr. Tong seconded the motion and it carried.

- The Complaints Committee recommended filing a criminal complaint against an unlicensed person performing home inspections for compensation. The complaint number shall be 2016-11.

Mr. Tong seconded the motion and it carried.

- The Complaints Committee reported the following cases are *ongoing*:
  - 2015-03
  - 2015-06
  - 2015-08
  - 2016-09
  - 2016-10
  - 2016-11

### **TRAVEL AND PER DIEM**

Mr. Buchanan made a motion to approve the travel and per diem for members attending today's meeting. The motion, seconded by Mr. Chandler, carried.

### **NEXT MEETING**

The next meeting is scheduled for Tuesday, July 12, 2016 at 10:00am at the Office of Occupations and Professions in Frankfort, KY.

### **ADJOURNMENT**

Mr. Buchanan made a motion to adjourn at 1:42 p.m. The motion was seconded by Mr. Chandler and carried.

Minutes prepared by Megan Woodson on June 24, 2016.